

**Garfield Redevelopment Agency  
111 Outwater Lane  
Garfield, NJ 07026**

**Minutes of Meeting held on  
December 8, 2014**

The Meeting was called to order by the Chairman Hetel at 7:10 p.m.

The Chairman announced compliance with the Sunshine Law.

The salute to the flag of the United States of America was conducted.

Chairman Hetel called upon Secretary Thomas J. Duch to call the roll. The following commissioners were present:

Chairman Roger Hetel  
Commissioner Ernest Rosolen  
Commissioner Joseph Iapichella  
Commissioner Raymond Simione  
Commissioner Peter Amadio

Commissioners Absent: Vice Chairman Arthur Andreano  
Councilman Joseph Delaney

Others Present: Thomas J. Duch, Executive Director / Secretary  
Frank Regan, Esq., GRA Attorney  
Bernard Mirandi, Boswell Engineering  
Beth Calderone, Stenographer  
Patricia Esposito, Asst. Secretary  
Roy Riggitano, Finance Officer

Secretary Thomas J. Duch presented the minutes from the November 3, 2014. A motion to adopt the minutes was made by Commissioner Amadio and seconded by Commissioner Rosolen and was passed unanimously on a roll call vote.

Introduction of Redevelopment Agency Budget:

Executive Director Thomas Duch asked Finance Officer Riggitano to report on the budget. Finance Officer Riggitano stated that at the last meeting the budget was introduced. He received a follow up email from the Division of Local Government Services which was answered. One of the issues was that some items were not on the website which have been added. He was advised by email this afternoon that we can adopt the budget in the amount of \$97,000 this evening.

Executive Director Duch commented that there have been changes to the City website to comply with the requirements of the Department of Community Affairs.

Resolutions:

1. Resolution 2014-19: 2015 Adopted Budget Resolution Garfield Redevelopment Agency

Motion to move resolution by Commissioner Rosolen, seconded by Commissioner Simone, and passed on roll call vote.

2. Resolution 2014-20: 2015 Garfield Redevelopment Agency Meeting Dates

Motion to move resolution by Commissioner Amadio, seconded by Commissioner Iapichella and passed on roll call vote.

Vouchers:

Finance Officer Riggitano advised that at the last meeting we received a check for \$40,000 from Capodagli.

Per Finance Officer Riggitano the total bills \$3,833.52.

Motion to pay the bills made by Commissioner Iapichella, seconded by Commissioner Rosolen and passed on roll call vote.

Executive Director Duch reported that three Commissioners and the Executive Director attended training – Principles of Redevelopment. Commissioner Amadio, Commissioner Iapichella, Commissioner Simone and the Executive Director achieved a 95 on the test. They received their certificates and are on file in the Redevelopment Agency. The three Commissioners are done with their required courses; however, Executive Director Duch has four more classes to complete. He will register for courses in the spring as soon as the schedule is published by Rutgers University.

Executive Director advises that the engineer, Bernard Mirandi, has been watching the Coremark project very closely. It is going very well. The bank is trying to open on December 15, 2014. The City is going to allow construction on Sunday so they can complete the project and open on that date. The name of the bank is Investor's Bank.

Mr. Mirandi reported that Boswell Engineering received information regarding the pylon sign for the shopping center which will front on River Drive. They changed the size of the sign from what was approved. It is a nominal change. It is 1½" wider and a little shorter. There is no issue. Executive Director Duch advised that it is a minimal change and the project is moving along very well with great progress. The Commissioners had no difficulty with this minor change.

Executive Director Duch advised that he had a meeting with the Greater Bergen Community Action Program. They are the group that is charged with being the facilitator of the rehabilitation of the Passaic Street area. Executive Director Duch visited the Bloomfield rehabilitation area and also has put together a copy of the parking authority ordinances for a number of towns that have had effective redevelopment area projects. City Attorney, Robert Ferraro, Esq., is working on a proposal for the establishment of a Parking Authority. At the next Council Meeting, Mr. Duch is proposing to the Mayor and Council that the first project for the Parking Authority be the creation of an overflow parking lot for commuters at the old Amvets Building. By the spring he is hoping to have the lighting in and a meter kiosk installed. This would accommodate about 56 spaces. The

parking lot at the train station accommodates 267 cars. Right now they are parking everywhere including throughout the neighborhood.

No correspondence

Citizens:

No citizens.

A motion to adjourn was made by Commissioner Iapichella, seconded by Commissioner Simione and approved on voice vote. Meeting adjourned at 7:27 p.m.